

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
JANUARY 4, 1967

A regular meeting of the City Council of the City of Lodi was held beginning at 8 p.m. of Wednesday, January 4, 1967 in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - BROWN, CULBERTSON, HUNNELL  
KIRSTEN and WALTON (Mayor)

Absent: Councilmen - None

Also present: City Manager Graves, City Attorney Mullen, Administrative Assistant Peterson and Planning Director Schroeder.

MINUTES

On motion of Councilman Kirsten, Hunnell second, the Minutes of December 21, 1966, were approved as written and mailed after changing "Kirsten" to "Culbertson" in the sixth line from the bottom of page 5.

PUBLIC HEARINGS

PREZONING LAND  
AT SE CORNER OF  
LODI AVE. &  
FREEWAY TO "M"  
IND.

ORD. NO. 833  
INTRODUCED

Notice thereof having been published in accordance with law, Mayor Walton called for hearing on the proposal to prezone property belonging to Super Mold Corporation at the southeast corner of Lodi Avenue and 99 Freeway to "M" Industrial. Mr. Graves said the proposed zoning was in accord with the City's General Plan. Mr. Earl MacDonald, Executive Vice President of Super Mold, spoke in behalf of the prezone. There was no one else present who wished to be heard and no communications concerning this matter so the Mayor closed the public portion of the hearing. Councilman Brown moved the introduction of Ordinance No. 833 prezone certain property at the southeast corner of Lodi Avenue and 99 Freeway to "M" Industrial. The motion was seconded by Councilman Culbertson and carried by unanimous vote.

COMMUNICATIONS

CVD, LCC

Notice was read of the next quarterly meeting of the Central Valley Division, League of California Cities, which is to be held in Turlock on January 26, 1967.

ABC LICENSE

Following notices of Application for Alcoholic Beverage License were reported:

1. Applicants Francis J. & Relda L. Richard, Dropping Partners, On Sale General Bating Place, Richard's Rendezvous Club, 17-23 W. Elm Street.
2. Applicants James S. Leong and Donald Wong, Person to Person Transfer, On Sale Beer, New Shanghai Restaurant, 101 East Pine Street.
3. Applicants Consuelo and Fidel C. Hernandez, Adding spouse, On Sale Beer & Wine, El Tropical, 121 N. Sacramento Street.

MAYOR OF KOFU

Mayor Walton said he had received a letter from Mayor Takano of Kofu stating the pleasure of the people of Kofu in having Lodi's A Capella Choir as visitors and citing the visit as strengthening the bond of friendship between the two cities.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$451,276.92 were approved on motion of Councilman Culbertson, Hunnell second.

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LAKEWOOD #3  
IMPROVEMENTS  
ACCEPTED

RES. NO. 3023

Mr. Graves reported that the subdivision improvements in Lakewood Unit No. 3 Subdivision have been substantially completed in accordance with the plans and specifications and he therefore recommended that they be accepted and the streets included in the City street system. On motion of Councilman Culbertson, Brown second, the Council accepted the improvements and adopted Resolution No. 3023 accepting the offer of dedication of streets in Lakewood Unit No. 3 as public streets by unanimous vote.

LODI BASEBALL  
CLUB LEASE

The City Manager presented members of the Council with copies of the 1966 contract with the Lodi Baseball Club and stated that the Club would like to renew its contract for lease of the Lawrence Ballpark on the same basis. Councilman Kirsten suggested that since the City is having box seats installed at the ballpark at a cost of \$13,000 for the sole purpose of increasing potential revenue to the club, the rent be the same plus 10% of the cost of the seats until they are paid for. Councilman Culbertson said the entertainment value of the club to the people of the community should not be discounted. His thinking was that the lease should be based on a per admission basis.

Councilman Culbertson said he had heard that the club was interested in having its office at the ballpark and the club's president, Howard Clark, being in the audience, said that was correct. On being questioned, Mr. Clark stated the club was paying \$75 a month for rental of the present office space. Councilman Culbertson said it might be advantageous to the City as well as the club to have the office at the ballpark. He felt that some arrangement could be worked out and suggested erection of a building similar to the concession stand. The Council then discussed the use of the geodesic dome which is presently at Lincoln School. Councilman Kirsten favored its being moved to the ballpark for use by the ballclub as office and storage space as being more economical than putting up a new building. However, Councilmen Brown and Culbertson objected to use of the geodesic dome at the ballpark as being esthetically unacceptable for the ballpark area. They did not feel that money should be spent moving and fixing the geodesic dome for the ballpark.

Councilman Culbertson suggested that the contract be held over for a week and that the possibility of having the contract on a per capita basis be considered. He felt a satisfactory agreement could be worked out with the club. Councilman Kirsten moved that the terms of the lease with the Lodi Baseball Club be reconsidered at the meeting of January 11, 1967 with modifications as suggested. His motion was seconded by Councilman Culbertson and carried by unanimous vote. It was requested that the City Manager and City Attorney meet with club officials to discuss all possibilities of terms of the lease and that rental paid by other members in the California League be obtained. Mr. Clark stated that in regard to space for office and storage a total of approximately 800 sq. ft. would be needed.

SPECS -  
BALLPARK  
BOX SEATS

Mr. Graves presented plans and specifications for the construction of box seats at Lawrence Ballpark. He said the specifications were written under the assumption that the decking would be under separate

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contract, but he recommended that the job be under one contract. Councilman Kirsten moved that the plans and specifications for the box seats at Lawrence Ballpark be accepted with the modification recommended by the City Manager and calling for bids authorized. The motion was seconded by Councilman Brown and carried by unanimous vote.

CHEROKEE LANE  
BEAUTIFICATION  
PLANS

Mr. Paul Tritenbach presented plans for the beautification of Cherokee Lane, beginning with the interchange on the south to the Turner Road interchange on the north. Lights from Dolores Street to Turner Road would be in the center islands. He also suggested fountains between Pine and Victor Roads and the closing of Elm and Locust Streets. Mr. Forrest Baumbach of 99 Furniture Store said he would like to see the plan adopted with necessary changes. He was of the opinion that the center islands should be taken care of first. Mr. Stanley Whitaker, 214 North Cherokee Lane, said the plan was concrete and worthwhile and in a sense will benefit the entire City and the City should help. He felt the lighting should be installed first along with beautification of the center strip and that he could sell the program to the property owners on that basis. He said that property owners expect to share a good percentage of the cost and he has a committee ready to go to the property owners when cost figures are available. Mr. Tritenbach said that plans and costs of the interchange areas would have to be presented to the Division of Highways for consideration. He said the State may help with the costs of landscaping and that the State will maintain the interchange after they are landscaped. In summarizing, City Manager Graves said that the original impetus for the project had come from the Chamber of Commerce Civic Affairs Committee and the property owners who wanted a plan that would attract people. He pointed out that time will be needed to work out what is wanted by the property owners, that the traffic engineer will play a large role in planning, that initial costs as well as maintenance costs would need to be considered and that it was important that the property owners were in accord with the beautification plans in the development of their own property. Councilman Culbertson suggested that Mr. Whitaker get the merchants and property owners together to study the plans and to get a consensus of what they want. He said it was important to get going on it right away.

RECESS

At 10 p.m. the Mayor declared a five-minute recess.

ALLEN DRIVE  
WATER LINE  
COSTS

Concerning the utilities in Allen Drive, Mr. Graves said that evidently Mr. Robert Houston, one of the developers of Twin Oaks West, in discussing the installation of utilities in the subdivision with Mr. Graves in 1965 had asked about the City participating in the cost of utilities in Allen Drive adjacent to Basin B-2 and had understood from the conversation that the City would do so. Mr. Graves said he would not have committed the City to such an agreement, but the subdividers had gone ahead with the development of the subdivision on the basis that the City would participate.

Mr. Robert Houston, 324 Mariposa Way, explained that at the time his conversation with Mr. Graves took place, the City had scheduled installation of the utilities

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in the subdivision, but because they (the developers) wanted the work done before the time scheduled, they wished to have the work done by private contract in which event, under usual circumstances, the acreage fee would be refunded to the developers and they would pay all the costs. However, Mr. Houston felt the City should pay one-half of the costs above the acreage fee for the utilities in Allen Drive because of the development of Basin B-2. In talking to Mr. Graves, Mr. Houston had understood the City would share in this cost and had gone ahead with installation of the utilities under this assumption. The only utilities installed in Allen Drive was a water line. The total cost of this line above the acreage fee was \$3850, and Mr. Houston felt the City should pay one half, or \$1925.

Councilman Culbertson stated that the perimeter of Basin B-2 was planned in conjunction with Twin Oaks West and that it was a situation similar to that of the St. Peter's Lutheran Church property north of the basin. Councilman Culbertson then moved that the City participate in the cost of the water line in Allen Drive in the amount of \$1925. The motion was seconded by Councilman Brown and carried unanimously.

1965-66 AUDIT  
ACCEPTED

The annual audit for 1965-66 prepared by H. P. McCandless was accepted by unanimous vote of the City Council on motion of Councilman Kirsten, Culbertson second.

#### ORDINANCES

REZONING NW  
COR. OF LODI AVE.  
& HAM LANE TO  
R-3

ORD. NO. 831  
ADOPTED

ORDINANCE NO. 831, entitled "AMENDING THE OFFICIAL DISTRICT MAP OF THE CITY OF LODI AND THEREBY REZONING PROPERTY AT THE NORTHWEST CORNER OF HAM LANE AND LODI AVENUE TO BE IN THE R-3 LIMITED MULTIPLE-FAMILY RESIDENTIAL DISTRICT," having been introduced at the regular meeting of December 21, 1966, was brought up for passage on motion of Councilman Brown, Kirsten second. Second reading was omitted after reading by title, and the ordinance was then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, KIRSTEN,  
HUNNELL and WALTON

NOES: Councilmen - None

PREZONING LAND  
AT SE COR OF  
TURNER ROAD &  
MAIN ST  
(WOODBIDGE)

ORD. NO. 832  
ADOPTED

ORDINANCE NO. 832, entitled "PREZONING PROPERTY AT THE NORTHEAST CORNER OF TURNER ROAD AND MAIN STREET (WOODBIDGE) TO BE IN THE "M" INDUSTRIAL DISTRICT," having been introduced at the meeting of December 21, 1966, was brought up for passage on motion of Councilman Culbertson, Hunnell second. Second reading was omitted after reading by title and the ordinance then passed, adopted and ordered to print by the following vote:

AYES: Councilmen - BROWN, CULBERTSON, HUNNELL,  
KIRSTEN and WALTON

NOES: Councilmen - None

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REPORTS OF CITY MANAGER (Continued)

TREE AT NW  
COR OF LODI  
& HAM

Mr. Graves said the appraiser was still working on the right of way for West Lodi Avenue, but that the tree at the northwest corner of Ham and Lodi Avenue could be removed because it is in the public right of way. He had tried to get in touch with the property owner to let him know the tree is being removed but he is on vacation; he has been unable to contact the prospective buyer also. Mr. Graves said the tree would be removed.

HUD MATERIAL  
RE AREA PLANNING

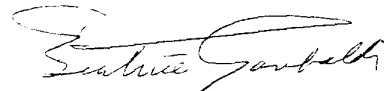
Mr. Graves gave each member of the Council copies of material from the Department of Housing and Urban Development relating to the formation of a comprehensive planning organization. He said the matter will be brought before the Cities and County Association.

FEDERAL GRANT  
FOR SEWAGE  
TREATMENT PLANT  
RES. NO. 3024

The City Manager reported that the Federal Water Pollution Control Administration of the U. S. Department of Interior had offered the City a grant of \$1,098,000 to help in the construction of the sewage treatment works. Councilman Kirsten moved that the City Council adopt Resolution No. 3024 accepting the grant and authorizing the City Manager to sign all necessary documents in relation thereto. The motion was seconded by Councilman Hunnell and carried by unanimous vote.

ADJOURNMENT

At 10:45 p.m. the Council adjourned on motion of Councilman Kirsten to Wednesday, January 11, 1967.



Attest: BEATRICE GARIBALDI  
City Clerk